

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **September 12, 2005**

Members Present-

Roberta Rogers-Chairperson/Director, Skip Lukert-Building Official, Keith Hunter-Environmental Health, Mike Springstead-Springstead Engineering, Terry Neal-Attorney, Brad Burris-Fire Services, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Barry Ginn-Barrineau & Ginn Engineering, and Alysia Akins-Secretary.

The meeting convened at 2:02 P.M.

Approval of Minutes-

Mrs. Keenum made a motion to approve the minutes from August 22, 2005. Mrs. Howard seconded the motion and the motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

Progress Energy – Major Development – Conceptual Review

Ulay Thompson, Senior Requisition Agent in Real Estate /Progress Energy, was present and requesting conceptual approval to construct an electrical substation. Staff comments were discussed regarding minor issues with the site plan. Progress Energy will be responsible for all construction. Exterior lighting will be minimal and there will be none off-site. Access will be from Boitnott Lane, which an address will be provided from. A copy of a granted easement was submitted, although the granted easement does not address access. An access easement will be required. Mr. Thompson explained Progress Energy's legal representative had felt the easement description was adequate and access is provided in the land contract. Mr. Thompson stated the provided easement is standard to all other related type easements. A fire extinguishing system will be provided in the small 20' x 30' control house and will be addressed at permitting. Engineering comments were discussed regarding showing the land use and zoning of adjacent parcels on the plans. Screening requirements were discussed. All property boundaries need to be labeled. The provided drainage easements/areas are for the purpose of natural drainage at the southeast corner. There will be no additional run-off. An environmental assessment regarding any threatened and endangered species will need to be performed and copies provided.

Mr. Ginn moved to approve the conceptual plans subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

The Highlands at Oak Hill – Major Development – Preliminary Review

Joshua Harden, American Heritage, was present and requesting preliminary approval to develop a 213-lot subdivision. Staff comments were discussed regarding minor issues with the site plan. Street addressing was discussed. The rule regarding septic tanks and wells was discussed.

The closest fire hydrant needs to be located on the plans. Underground fire protection was discussed. There are no city utilities proposed at this time. Engineering comments were discussed regarding reference to Marion County being changed to Sumter County, changing asphalt specifications, wetland buffers, line type for right-of-way being clarified, and all plans being sealed. Only one access along C-475 is provided. This property is contiguous to The Preserve at Oak Hill. Emergency access was discussed.

Mr. Hunter moved to approve the preliminary plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

CPM Plumbing @ Shamrock Industrial – Major Development – Preliminary and Engineering Review

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a 7500 square foot commercial building. Staff comments were discussed regarding the dumpster enclosure. The dumpster will be screened with landscaping. There is a 6' berm surrounding the project site. Engineering comments were discussed regarding labeling ingress/egress, showing the dumpster screening, drainage improvements, yard drains, and a traffic study being provided. A traffic study has been provided for the entire project as a whole.

Mr. Ginn moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

Mr. Ginn and Mr. Burris excused themselves at 2:35 PM.

Villages Regional Hospital/Phase 2 – Major Development – Preliminary and Engineering Review

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to expand the existing hospital. Staff comments were discussed regarding impact fees, turn radii, and impervious surface ratio. The building will be multi-story. Square footage information will be provided. There are 132 additional beds proposed. Mr. Hunter requested a copy of the kitchen plans. Engineering comments were discussed regarding handicapped details, handicap van requirements, and finished floor elevations for ancillary structures.

Mrs. Keenum moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Bonita Neighborhood Recreation Center and Postal Park – Major Development – Preliminary and Engineering Review

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a postal building and pool building. Staff comments were discussed regarding minor issues with the site plan. Mr. Hunter requested a copy of the swimming pool plans. Engineering comments were discussed regarding standard construction detail references, handicap ramp slope, and turn radiuses.

Mr. Springstead moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

VOS: Duval Neighborhood Recreation Center and Postal Park – Major Development – Preliminary and Engineering Review

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a postal building and pool building. Staff comments were discussed regarding minor items on the site plan. Mr. Hunter requested a copy of the swimming pool plans. Engineering comments were discussed regarding minimum thickness requirements for asphalt. Roadway asphalt requirements vs. parking lot asphalt requirements were discussed.

Mr. Springstead moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Hunter seconded the motion and the motion carried.

VOS: Kaylee Villas – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 71-lot/4-tract subdivision. Staff and surveyor comments have been received and will be addressed. There were no comments from the engineer.

Mr. Hunter moved to approve the final plat subject to all comments being addressed. Mr. Springstead seconded the motion and the motion carried.

Community Bank at The Villages – Major Development – Preliminary and Engineering Review

Todd Crosby, London Engineering, Inc., was present and requesting preliminary and engineering approval to construct a 7527 square foot bank building. Staff comments were discussed regarding additional information being needed on the site plan. A joint access driveway was discussed. Access will be from Parr Drive. Engineering comments were discussed regarding stormwater calculations, Southwest Florida Water Management District permits, building setbacks, parking space requirements, and handicap grading details.

Mr. Springstead moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Lukert seconded the motion and the motion carried.

VOS: Canal Street/Phase III, Newport Villas, and Unit 126

Ron Grant, Grant and Dzuro, was present and requesting an extension of site permit expiration dates.

Mrs. Keenum moved to approve the extension request for the period of one year. Mr. Lukert seconded the motion and the motion carried.

The next meeting is scheduled for September 19, 2005.

Mr. Springstead moved to adjourn. Mr. Hunter seconded the motion and the motion carried. Meeting adjourned at 2:57 PM.